155.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,349,000 / 1,349,000
					USE VALUE:	1,349,000 / 1,349,000
					ASSESSED:	1,349,000 / 1,349,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI KAREN L & JUNLEI
Owner 2:	JUNLEI LI TRUST
Owner 3:	
Street 1:	147 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LI KAREN L & JUNLEI -
Owner 2:	-
Street 1:	147 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 3848 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	924,800	4,200	420,000	1,349,000
Total Card	0.138	924,800	4,200	420,000	1,349,000
Total Parcel	0.138	924,800	4,200	420,000	1,349,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.62 | /Parcel: 350.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102971

GIS Ref

GIS Ref

Insp Date 06/12/20

!12138!

PREVIOUS ASSESSMENT

Parcel ID 155.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	890,500	4200	6,000.	420,000	1,314,700	1,314,700	Year End Roll	12/18/2019
2019	101	FV	750,500	4200	6,000.	420,000	1,174,700	1,174,700	Year End Roll	1/3/2019
2018	101	FV	210,500	4200	6,000.	354,000	568,700	568,700	Year End Roll	12/20/2017
2017	101	FV	210,500	4200	6,000.	324,000	538,700	538,700	Year End Roll	1/3/2017
2016	101	FV	210,500	4200	6,000.	276,000	490,700	490,700	Year End	1/4/2016
2015	101	FV	184,400	4200	6,000.	240,000	428,600	428,600	Year End Roll	12/11/2014
2014	101	FV	184,400	4200	6,000.	222,000	410,600	410,600	Year End Roll	12/16/2013
2013	101	FV	184,400	4200	6,000.	211,200	399,800	399,800		12/13/2012

PRINT

Date	Time
12/11/20	02:14:59

LAST REV

Date	Time
06/12/20	09:49:52
danam	

PAT ACCT. 12138

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI KAREN L & JU	73661-356	1	11/18/2019	Convenience	99	No	No		
LI KAREN L & JU	73474-271	1	10/17/2019	Convenience	99	No	No		
LI JUNLEI,	71470-578	1	8/15/2018	Convenience	1	No	No		
24 EPPING STREE	71469-593	1	8/14/2018		1,400,000	No	No		
PHELPS DEBRA A	68962-447		3/2/2017	Change>Sale	550,000	No	No		
PHELPS DEBRA A,	67131-247		4/22/2016	Convenience	1	No	No		
HOLCOMBE SHEPHE	50070-279		9/7/2007		430,000	No	No		
ELIASSON JOHN I	26671-546		9/17/1996		168,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2019	3	Redo Bas	25,000	C				
8/17/2017	1055	New Buil	305,000	O				
7/31/2017	963	Demo gar	10,000	O				demo home and gara
12/23/1996	664		10,000					ADD 15 DORMER/STAI

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2020	Measured		
6/12/2020	Permit Visit	DGM	D Mann
4/17/2019	SQ Returned	JO	Jenny O
5/21/2018	MEAS&NOTICE	BS	Barbara S
11/29/2017	Permit Visit	DGM	D Mann
9/28/2016	Measured	DGM	D Mann
12/3/2008	MLS	MM	Mary M
11/6/2008	Info At Door	345	PATRIOT
12/20/1999	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102971
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95900524
Const Adj.:	1.36336362
Adj $ / SQ:	163.434
Other Features:	95849
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	936004
Depreciation:	11232
Depreciated Total:	924772

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

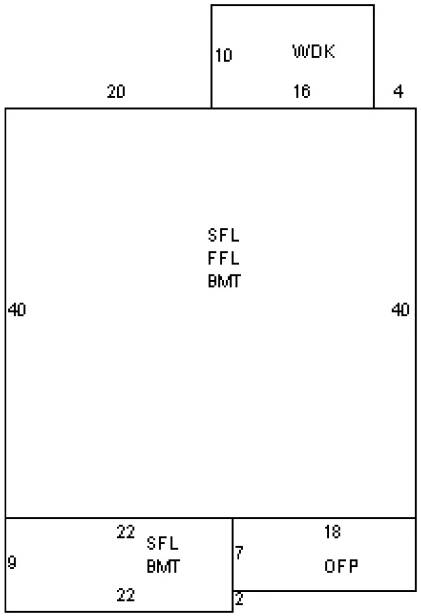
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	197.76
Special Features:	0	Val/Su Net:	168.70
Final Total:	924800	Val/Su SzAd	272.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,798	63.740	114,603
SFL	Second Floor	1,798	163.430	293,855
FFL	First Floor	1,600	163.430	261,495
WDK	Deck	160	16.700	2,672
OFP	Open Porch	126	40.350	5,084
	Net Sketched Area:	5,482	Total:	677,709
Size Ad	3398	Gross Are	5482	FinArea 3848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X23	A	AV	1925	23.36	T	40	101			4,200			4,200

More: N	Total Yard Items:	4,200	Total Special Featues:		Total: 4,200

IMAGE

AssessPro Patriot Properties, Inc